



CITY OF VANCOUVER

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POLICY REPORT DEVELOPMENT AND BUILDING

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Report Date: May 27, 2008
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VanRIMS No.: 11-3600-20
Meeting Date: June 10, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment - 711 West Broadway

RECOMMENDATION

- A. THAT the application, by Henriquez Partners on behalf of Westbank Projects Corp. and Peterson Investment Group, to amend CD-1 By-law No. 7648 (Reference #358) for 711 West Broadway (PID 025-491-806, Lot 1, Block 338, DL 526, Plan BCP1280) to increase the permitted floor area from 21 878 m² to 31 291 m² (4.40 to 6.31 FSR) and the building height for the northerly half of the site from 18 m above the base surface to 74.95 m above sea level, be referred to a Public Hearing, together with:
- (i) plans prepared by Henriquez Partners, received June 20, 2007, with revisions received February 29, 2008, represented in Appendix G;
 - (ii) draft CD-1 By-law amendments, generally as presented in Appendix A, which also update the by-law language; and
 - (iii) the recommendation of the Director Planning to approve the application, subject to conditions contained in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law amendments generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, should the application be referred to a Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of proposed donor site (101 West Hastings Street, being the "Woodwards Project") for the purchase of amenity bonus density as described in this report;

FURTHER THAT the Director of Planning be instructed to make application to amend CD-1 By-law No. 9275 (Reference #450) for 101 West Hastings Street to reduce the Floor Space Ratio by an amount equivalent to the density transferred to 711 West Broadway, and that this application be referred to the same Public Hearing as the application for 711 West Broadway and be approved consequentially should that application be approved;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law amendment generally in accordance with Appendix B for consideration at the Public Hearing.

- C. THAT the Noise Control By-law be amended to include CD-1 By-law No. 7648 (Reference #358) in Schedule B as set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law.

- D. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Service RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council policies for this site include:

- CD-1 By-law No. 7648 (Reference #358), enacted November 5, 1996 and last amended December 9, 2003;
- Central Broadway C-3A Urban Design Guidelines, adopted March 23, 1976 and last amended July 7, 2004;
- On March 21, 2006, as part of the CD-1 rezoning of the Woodwards Site, Council approved an amenity density bonus of 179,000 sq. ft., restricted to transfer off site.

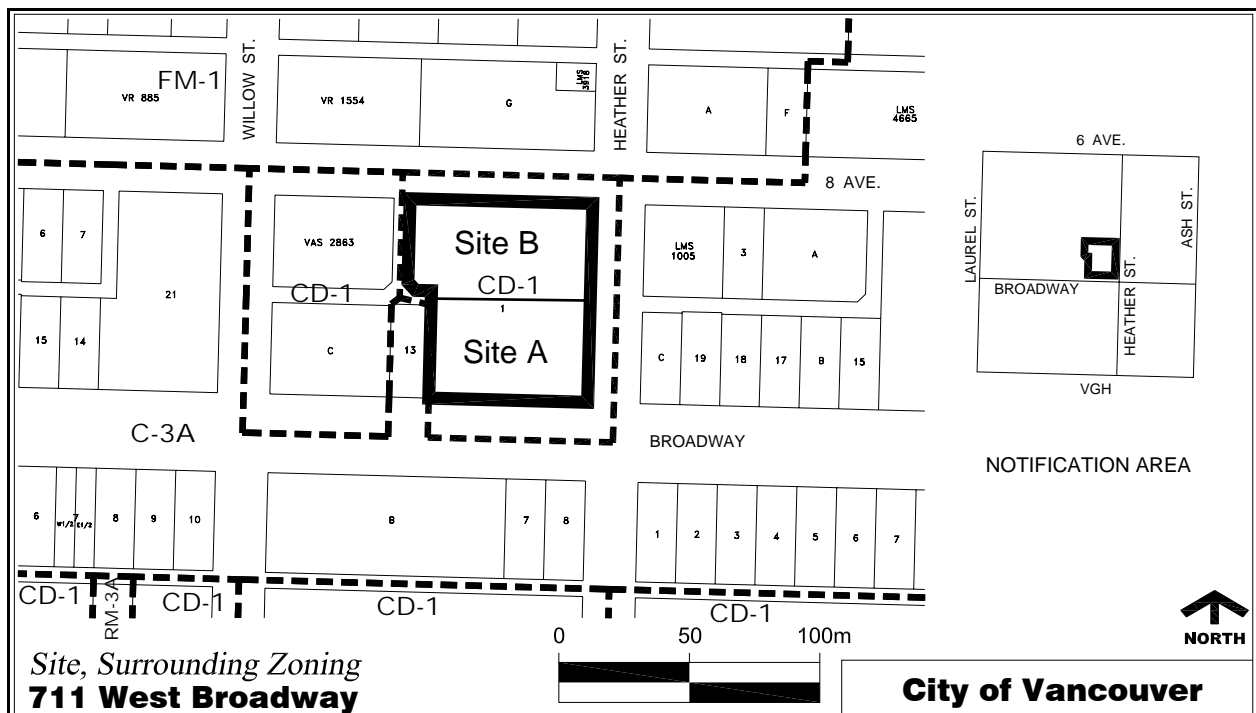
PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Henriquez Partners on behalf of Westbank Projects Corp. and Peterson Investment Group to amend an existing CD-1 By-law for the 711 West Broadway site by increasing the permitted floor area from 21 878 m² to 31 291 m² (4.40 to 6.31 FSR). The application also proposes that the building height for northerly half of the site (Site B) be increased from 18 m to the same height as the existing Holiday Inn tower on Site A (approx. 50 m). The hotel would be retained. Site B, which is presently a surface parking lot, would be redeveloped with a residential building consisting of two small-floorplate tower elements, at 17 and 11 storeys, stepping down to a podium varying between 7 and 3 storeys at the street edges. Staff support the application and the Director of Planning recommends that it be referred to a Public Hearing and be approved subject to rezoning conditions set out in Appendix C. The Director of Planning also recommends that an amendment to the CD-1 By-law for 101 West Hastings Street also be referred to the same Public Hearing and be approved consequential to approval of the proposed density transfer.

BACKGROUND

The 17-storey Holiday Inn tower in Central Broadway was approved in 1972. This existing development occupies the south half of 711 West Broadway. At the time, the property was split-zoned with C-3 on the south, Broadway-fronting half and C-2 on the north, 8th Avenue half. C-3 permitted a density of 5.0 FSR, while C-2 permitted 3.0 FSR. The hotel development has a density of 3.31 FSR measured across the whole property, with Site B being an undeveloped surface parking lot. Three other nearby towers were also developed in the 1970s along the north side of Broadway utilizing the earlier density regulations. These tower developments are similar to the Holiday Inn in that they are on sites which extend from Broadway to 8th Avenue, except that none of them left a portion of their site undeveloped.

Figure 1 – Site A is existing hotel and Site B is proposed development



In 1975, the C-2 and C-3 districts along the Broadway Corridor combined to become the C-3A District with a maximum density of 3.0 FSR. The Holiday Inn development became legally non-conforming with regard to density and Site B not developable under the new zoning. For the next 20 years parking use was retained on Site B, although it was surplus to the hotel's required parking.

In 1996, the site was rezoned from C-3A to CD-1 to enable development of Site B. The CD-1 By-law brought the existing hotel into conformity by assigning 6.00 FSR to Site A. The by-law listed the various land uses present in the hotel complex and also assigned it a maximum height equivalent to its existing height of 50 m (164 ft.). For Site B, the CD-1 By-law assigned a density of 2.35 FSR for a residential development. The 4-storey development proposed at the time was limited to a height of 18 m (59 ft.). As part of the rezoning, an on-site public benefit was offered in the form of a 232 m² (2,500 sq. ft.) indoor community space that was to be managed by the Fairview Slopes Residents Association.

The residential redevelopment of Site B did not proceed. In 2000, an amendment to the CD-1 By-law was approved to allow up to 2.15 FSR of the maximum 2.35 FSR of residential use to be substituted with hotel use (as an expansion of the hotel). The proposed Form of Development retained some residential use along 8th Avenue (as nine townhouses) and it retained the community space.

In 2002, out of concerns over how the community space would be funded and managed over time, Council accepted an offer from the applicant of a cash payment instead of the on-site benefit. A Community Amenity Contribution of \$850,000 was paid to the City. These funds were allocated to the False Creek Community Centre (for capital projects and building upgrades), to the childcare centre at No. 1 Kingsway, and to community gardens in the area.

By 2007, the development of Site B had still not proceeded and the parking use remains.

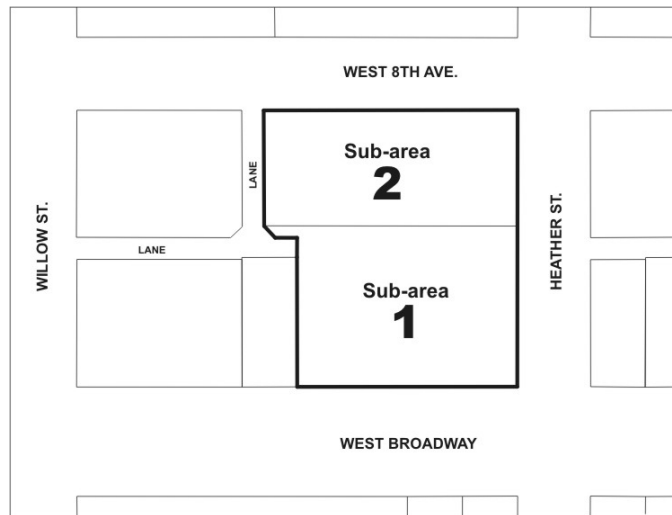
DISCUSSION

1. Site

The CD-1 site consists of a single legal parcel located in the Central Broadway corridor, two blocks west of Cambie Street. It has 60.9 m (200 ft.) of frontage on West Broadway and 70.1 m (230 ft.) of frontage on West 8th Avenue. The lane in this block does not continue through to Heather Street – it turns north at the subject site and connects to 8th Avenue. So the site extends from Broadway to 8th Avenue and has 76.2 m (250 ft.) of frontage on Heather Street. The area of the property is 4 958 m² (53,369 sq. ft. or 1.2 acres).

The CD-1 By-law divides the property into Site A (the existing hotel) and Site B (the development site). A condition of the existing zoning is that the property be subdivided when the development proceeds. The same condition would apply with the current proposal, however the line of subdivision is now proposed about 3 m to the north. Staff propose amending Diagram 1 in the CD-1 By-law to reflect this new line, as shown below and in Appendix A. To avoid confusion with Site A and Site B, and to follow the convention for multiple sites in CD-1 districts, the hotel site has been renamed Sub-area 1 and the development site Sub-area 2.

Figure 2 – Revised Diagram 1 from draft CD-1 By-law showing the hotel site as Sub-area 1 and the development site as Sub-area 2



2. Context

Zoning for the Central Broadway is C-3A. In this section of the corridor, from Heather to Hemlock, the C-3A District extends from 8th Avenue to the lane south of Broadway. In the blocks along the north side of Broadway, the presence of a lane varies from full to partial to none at all. So there are a number of through-block sites like that of the subject site. These larger sites have seen the largest and tallest developments. In the 1970s, four of the blocks each had a tower development constructed on one of the large sites, including the Holiday Inn (Tower No. 2 in the photo below).

Figure 3 - Broadway Corridor looking south showing the four towers built in the 1970s



Other development in the C-3A District, near the subject site, consists of commercial developments of varying heights and sizes along the Broadway frontage. The 8th Avenue frontage has seen much redevelopment since the introduction of C-3A zoning in 1975, mainly on sites that have a rear lane. Developments are evenly mixed between residential and commercial, with most adhering to the 3- to 5-storey form called for in C-3A. For example, opposite the subject site on Heather Street is a 5-storey residential development approved in 1990 under C-3A at 2.5 FSR. To the west of the site is a similar low-rise residential development, however it was approved under a CD-1 at 1.14 FSR. This CD-1 was created in 1990 to transfer density across the lane for a 12-storey office development at 777 West Broadway.

To the north of the site is the FM-1 District of Fairview Slopes. This district permits multi-unit residential development at a density of 1.5 FSR and a building height of 10.7 m (35 ft.). Over the past 30 years it has almost fully developed with that form. Due to the pronounced slope, a terraced form prevails which is quite distinctive to the Fairview neighbourhood and affords spectacular northward views. (For further discussion of context, see Appendix E.)

3. Land Use

The proposal is to retain the hotel complex and its various commercial uses on Sub-area 1 (Site A), and to develop Sub-area 2 (Site B) with multiple-dwelling residential use. The intent is to subdivide the property into two lots and to strata-title the residential building. Some ancillary functions of the hotel, that currently occur on Site B, will be relocated in the new building, such as loading, recycling and access to underground parking.

The "Uses" section of the proposed CD-1 By-law would incorporate updated language and a "Sub-area" section has been added to assign the uses to the hotel and residential sub-areas. (See Appendix A.) All of the uses listed in the current by-law are included, except "Community Centre or Neighbourhood House". This use dates to the 1996 proposal to provide an on-site indoor community space on Site B as a public amenity. That proposal was abandoned in 2002 when a Community Amenity Contribution was accepted and applied to improvements to the False Creek Community Centre.

4. Floor Area and Density

Under the existing CD-1, the overall density permitted on the property is 4.40 FSR of which 6.00 FSR (16 764 m²) is for the hotel on Site A, and 2.35 FSR (5 114 m²) is for residential and hotel expansion on the undeveloped Site B. The rezoning proposal is to increase the overall floor area permitted on the development site to 14 847 m² (6.62 FSR) to permit the new residential proposal. The floor area allocated to the hotel (Sub-area 1) would be adjusted to 16 444 m² (6.06 FSR) to reflect the actual floor space and site area of the existing hotel.

Table 1 — History of Permitted Density for Rezoning Site

	pre-1975 (hotel approved)	C-3A (1975-1996)	existing CD-1 (1996)	proposed CD-1
Holiday Inn site	5.0 FSR (C-3)	3.0 FSR*	Site A - 6.00 FSR 16 764 m ² (180,452 sf)	Sub-area 1 - 6.06 FSR 16 444 m ² (177,008 sf)
development site (parking lot)	3.0 FSR (C-2)		Site B - 2.35 FSR 5 114 m ² (55,044 sf)	Sub-area 2 - 6.62 FSR 14 847 m ² (159,812 sf)
whole property	4.12 FSR	3.0 FSR	4.40 FSR	6.31 FSR

* after rezoned to C-3A, the hotel became non-conforming at 3.31 FSR measured on the whole property

While the proposed density is more than double of that permitted in the surrounding C-3A District, staff conclude it is supportable: 1) because a Form of Development has been devised to fit on the site and in the context in an acceptable manner (as outlined below under Form of Development), 2) because the location is ideal for accepting additional density due to its proximity to transit, shopping and services, 3) because the impacts of the proposed development have been successfully mitigated by relocating all vehicular access to the lane, and 4) because public amenity needs are addressed through the considerable public benefits offered (as outlined below under Public Benefits). In terms of location, the site is two blocks from the Cambie-Broadway Canada Line Station and highly accessible to the Broadway bus routes. Shops and services are currently available along Broadway, with many more within walking distance at City Square and in the “Lower Cambie Street” shopping district nearing completion.

5. Form of Development

(See Plans in Appendix G and Urban Design Analysis in Appendix E.) The surface parking lot behind the Holiday Inn presents a unique opportunity for redevelopment. The existing hotel tower is a 17-storey slab form with its broad side facing east and west. The north façade is a blank wall. The proposed Form of Development takes advantage of this situation by placing its tallest element of 17 storeys adjacent to the blank wall. A second element of 11 storeys terraces down to the west. Forming a base, to the two terraced tower elements, is a 3- to 7-storey podium fronting onto 8th Avenue.

The towers are integrated with the podium through terraced elements of 14, 7 and 5 storeys. The stepping form and the provision of many roof decks and balconies create opportunities for all dwelling units to have an outdoor space and, in some cases, generous roof decks. This aspect of the building form has inspired the proponents to name their proposal “Everyone a Garden”.

The stepping of the building form also allows the development to respond to its adjacencies. The 3-storey podium and its townhouse units face the 2½-storey Heritage Co-op across 8th Avenue, with 5- and 7-storey elements facing the co-op at the east and west sides. The Heather Street façade of the development steps down the slope from 7 storeys adjacent to the hotel’s podium to 5 storeys at the corner. This corresponds with an existing 5-storey terraced residential building across Heather Street. At the lane, the 11-storey west tower is set back 3.7 m (12 ft.) from the property line and steps down to 4- and 5-storey elements. The existing residential building across the lane is a 3-storey courtyard form with its units generally oriented toward the courtyard.

The maximum building height currently permitted in the CD-1 By-law for the development site is 18 m (59 ft.). It is proposed that it be increased to match the height of the hotel tower – 50 m (164 ft.) – to allow the proposed narrow 17-storey residential element to be placed adjacent to the hotel’s blank wall. Given the unique relationship of the proposed development to the existing tower, the design of the proposal’s terraced massing mitigates the overbearing scale of the Holiday Inn building. As noted in the “Background” section above, there are a number of existing towers in the Broadway Corridor that are similar in height to that proposed.

In the proposed CD-1 By-law, the height limit for the residential building is established by a geodetic elevation equal to the top of the parapet wall of the existing hotel tower (74.95 m above sea level). This approach to regulating height is recommended due to the sloping

nature of the site. It is the best way to meet the urban design objective of allowing the new tower to match, but not exceed, the existing tower's height.

The shadow impact of the proposal on nearby residential buildings is perhaps the greatest concern that local residents have expressed about the Form of Development. The amount of sunlight reaching the façades of buildings across 8th Avenue from the development would be reduced during the spring and fall equinox, with no impact to these façades during the summer. Winter sunlight is already quite limited and will be further reduced (for a detailed discussion of the shadowing impacts, see Appendix E).

Staff consider the Form of Development to have successfully incorporated the proposed additional density in a sensitively configured building massing that minimizes view shadow and scale impacts while mitigating some of the negative aspects of the existing Holiday Inn development. Staff feel the innovative built form and architecture will be a positive addition to the neighbourhood (for a detailed urban design analysis, see Appendix E).

Also included with the development proposal are improvements to the exterior of the existing Holiday Inn, including a new glazed street canopy and better paving for the sidewalk and driving surfaces along Broadway, and new landscaping and lighting to the Broadway and Heather Street frontages (see Appendix G, page 10).

6. Parking, Loading, and Circulation

There are currently 225 parking spaces provided for the hotel and its ancillary uses on Site A – 172 spaces in an above-grade parkade accessed from West Broadway and 53 spaces in an underground parkade accessed from Heather Street by a ramp that is on Site B. The existing surface parking lot on Site B has about 80 spaces which are surplus to the hotel's requirement and are available as hourly pay parking.

In the proposed development, the hotel would continue to meet its parking requirement with its existing supply. Access to the hotel's underground spaces would relocate to the lane and be combined with a new ramp serving the residential parking. About 159 residential spaces are proposed in three underground levels for 122 dwelling units, which exceeds the minimum by-law requirement of 129 spaces.

While the pay parking on the surface lot would be displaced by the development, opportunities for pay parking will continue to be available within the hotel's supply, particularly since the closure of the casino has freed up spaces.

Loading for the hotel currently occurs off of the lane in an open-air arrangement. In the proposed development it would continue to be in the same location, but would be enclosed and gated in a service court. Two Class B (medium) loading bays are proposed for the hotel and one for the residential. Two Class A (small) loading spaces are also proposed – one for the residential off the lane and one for the hotel located in its upper parkade. Additionally, four Class A passenger loading spaces are required for the hotel. These would be located in the upper parkade adjacent to the Class A loading space. Interior service corridors and a freight elevator are proposed to connect the service court to the hotel and residential levels.

The applicants submitted a Transportation Study completed by Bunt & Associates on March 3, 2008. The study analysed the impact of the proposed development on traffic in the vicinity. It concluded that additional traffic, which the development would add to the area intersections, is minimal and would have no significant impact to traffic operations.

The residential development would also be required to provide bicycle parking according to the Parking By-law. Heather Street is a major north-south bikeway. The development will improve conditions for the bikeway by relocating the site's vehicle access to the lane and removing three existing curb-cuts along the Heather frontage. This would be a substantial improvement for southbound cyclists who encounter a hill climb in this section of the bikeway. The development proposal was reviewed by the Bicycle Advisory Committee on February 20, 2008. The committee supported the elimination of the curb-cuts on Heather and the relocation of the vehicle access to the lane.

7. Environmental Sustainability

Should the draft Eco-Density Rezoning Policy for Greener Buildings be approved, rezoning applications received after May 13, 2008 would be required to achieve a minimum of LEED™ Silver certification or equivalency. Although this application was received before this date, a LEED™ checklist was nonetheless submitted with the rezoning application indicating that the project could attain 35 LEED™ points and be eligible for LEED™ Silver. A rezoning condition is included in Appendix C setting LEED™ Silver or equivalency as a requirement.

Among the sustainability features proposed for the building are "greenwalls" or "green-screens". These are three-dimensional, welded-wire trellising systems that support a captive growing medium. Building-integrated vegetation can help buildings stay warm in winter and cool in summer, slow rainwater run-off and provide wildlife habitat. Geo-thermal heating is also being studied for application in the proposed building.

8. Public Input

Two rezoning information signs were installed on the site on July 17, 2007 and a notification letter dated July 19, 2007 was mailed to property owners within the notification area.

An open house was held at the Holiday Inn on August 1, 2007 which was attended by 24 local residents who signed in. Twelve comment sheets were completed by the participants who were asked about the appropriateness of the residential use in the development and about the proposed building heights. The majority of the respondents felt that a residential development was appropriate, however responses were mixed about building heights. Those who were supportive of the application noted that the density was good because it would help to revitalize the Broadway commercial area. They also noted the sustainable aspects of the project, both those aspects proposed in the development itself and the fact that locating residential density at this transit-rich location is a sustainable move.

Those respondents who were not supportive of the development felt that the size and density was out of character with the neighbourhood. They felt that the podium was too bulky, that heights should transition up the hill and that the overall height was too high. They cited shadow impacts and privacy overlook concerns for the adjacent, much lower residential developments. They felt that Heather Street and 8th Avenue already experience high vehicular traffic volumes and that adding 122 new dwelling units at this location would worsen the situation. Lastly, they were concerned that the development would create a

precedent for developers to seek greatly increased density and height on other sites in the area. Following the open house, ten pieces of written correspondence were sent to City Hall. All of them were not supportive of the application and echoed the above concerns.

The initial mail notification did not reach the residents of the Heritage Co-op at 717 West 8th Avenue because only property owners were notified in that mailing. The architects subsequently met with interested co-op residents on October 19, 2007 when they provided the materials that were displayed at the August 1st open house. On January 30, 2008, Planning staff also met with the co-op to discuss the application and potential public benefits. At that meeting, co-op residents expressed their opposition to the proposal. Chief among their concerns are the height and density of the development, and the resulting shadow impacts on their housing complex. They noted their earlier support for the initial CD-1 rezoning which had a form of development and scale that they felt would more suitably fit into the Fairview neighbourhood. They agreed to have further discussions on public benefits and get back to City staff.

Following the meeting, the co-op sent a letter to the City with suggestions for public benefits. They identified their own need for more one-bedroom units to house their older members. They suggested that 4 to 8 units could be provided in the development which the co-op would manage along with the units in their existing building. Staff supported this idea and presented it to the applicant who subsequently offered six units in the development for affordable housing. (See below under "Public Benefits".)

PUBLIC BENEFITS

- 1. Public Art** – The Public Art Program requires, for rezonings involving floor area of 15 000 m² (161,463 sq. ft.) or greater, that developers allocate a portion of their construction budgets to public art as a condition of rezoning. Under the Public Art Policies, the floor area of the retained hotel is exempt and the floor area of new development falls below the threshold, so a public art budget will not be required.
- 2. Development Cost Levies** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. In 2000, Council approved the Vancouver DCL District which applies to new floor area in the rezoning site. For the development proposed in this application, DCLs of \$932,148 are anticipated, to be collected prior to building (BU) permit issuance (based on the current DCL rate and assuming that the floor space related to the housing benefit, below, qualifies for exemption under the DCL By-law provisions for "social housing").
- 3. Transfer of Amenity Bonus Density** – The applicant proposes a transfer of amenity bonus density from the Woodward's Project, as provided for under the conditions of the Woodward's CD-1 rezoning. Council, by resolution passed on February 8, 2006, approved conditions for the transfer of the Woodward's amenity bonus transfer density that vary from those set out in the City's Transfer of Density Policy and Procedure. The approved conditions provide that the Woodward's amenity bonus transfer density can be transferred to more than one receiver site and that such receiver sites can be in different zoning, use, density or height districts than the Woodward's site.

The total increase in density proposed in the rezoning is 9 371 m² (100,872 sq. ft.). The amount of amenity bonus floor space to be transferred from the donor site was not known in time to be included in this report, however it is expected to be somewhat less than the full increase. Should the application be referred to a Public Hearing, staff will report to Council by way of a memo prior to the hearing as to the amount of transferred floor area and its value. In principle, staff support the transfer of amenity bonus density from the Woodwards site and recommend that a letter of intent be submitted prior to the Public Hearing (Recommendation B).

4. Housing Benefit – The City was approached by the Heritage Co-op, a housing co-operative located at 717 West 8th Avenue, with an idea for the development to include some small units that the co-op could use to house its older members. The co-op was built in the 1980s with most of its units being for families (two bedrooms or larger). As the membership has aged, the co-op now has a situation where they would like to invite new families with children to occupy the larger units, however this displaces the older members who currently live in them.

The developer has offered to include six units within the new development to allow the co-op to increase its supply of smaller units. Proposed in the offer are four 1-bedrooms, one bachelor and one 2-bedroom. The City would take ownership of these units and contract with the co-op which would operate and maintain them along with their existing building, which is across the street from the development site. The co-op would rent the units to its older members at affordable rates.

At the time of completion of this report, the value of the housing benefit and the developer's share had not been determined. Should the application be referred to a Public Hearing, staff will report to Council by way of a memo prior to the hearing with the value of the housing benefit and its delivery mechanism.

Staff are pleased with this opportunity for non-market housing. It is unusual that units can be provided within a market building. The close proximity of the existing co-op which can operate the units makes it a highly attractive offer for the City.

5. Community Amenity Contribution (CAC) – The City anticipates the offer of a CAC from the owner of a rezoning site to address amenity needs and City objectives in the area surrounding the site. Staff recommend that the CAC anticipated for this site be directed toward functional and streetscape improvements to the Heather Bikeway between West 7th Avenue and West Broadway.

The north-south Heather Bikeway connects with a major east-west bikeway along 7th Avenue (the Off-Broadway Route). The improvements proposed between 7th Avenue and Broadway include widening the street and adding a southbound (uphill) bike lane, as well as improvements to the intersections. The improvements provided by this rezoning would work in concert with other improvements to the Heather Bikeway occurring to the south in the VGH Precinct.

At the time of completion of this report, the value of the CAC to be directed toward Heather Bikeway improvements had not been determined. Should the application be referred to a Public Hearing, staff will report to Council by way of a memo prior to the hearing with the value of the CAC offering and a rezoning condition to secure it.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Staff assessment of this application concluded that the proposed residential use, density, and height are supported. The Director Planning recommends that the application be referred to a Public Hearing, together with a draft CD-1 By-law amendments generally as shown in Appendices A and B and a recommendation of the Director Planning that these be approved, subject to the conditions of approval listed in Appendix C, including approval in principle of the Form of Development as shown in revised plans included here as Appendix G. Should the application be referred to a Public Hearing, staff will bring forward further information concerning public benefits by way of a memo prior to the hearing, including any revisions to the recommendations or conditions needed to secure those benefits.

* * * * *

711 West Broadway & 700 West 8th Avenue
DRAFT AMENDMENTS TO CD-1 BY-LAW NO. 7648 (REFERENCE #358)

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- Substitute, throughout the document, references to “705 West Broadway” with “711 West Broadway & 700 West 8th Avenue”.
- Replace Section 2, Uses, with the following.

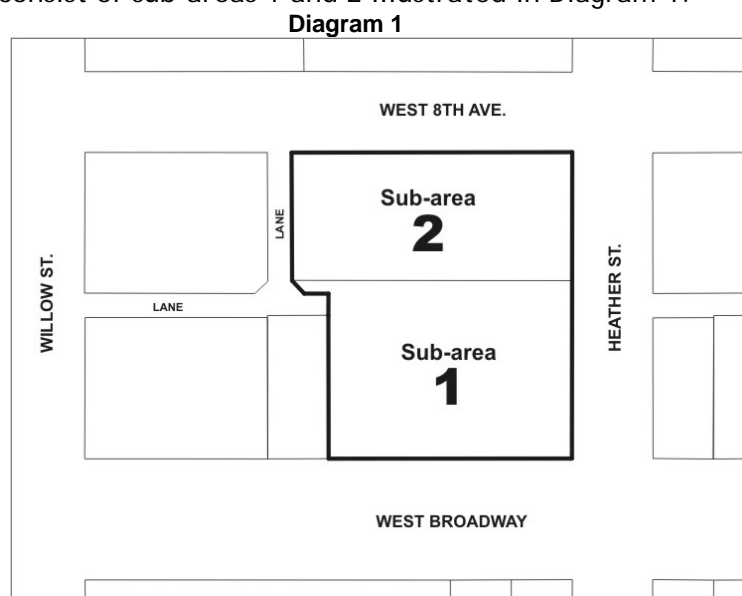
2 Uses

Subject to Council approval of the Form of Development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (358) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Bingo Hall, Casino - Class 1, Hall, Swimming Pool, and Theatre,
 - (b) Dwelling Uses, limited to Dwelling Units,
 - (c) Office Uses, limited to General Office,
 - (d) Parking Uses, limited to Parking Garage,
 - (e) Retail Uses, limited to Retail Store,
 - (f) Service Uses, limited to Barber Shop or Beauty Salon, Hotel, and Restaurant, and
 - (g) Accessory Uses customarily ancillary to any of the uses listed in this schedule.
- Delete Diagram 1 and replace it with the following new section and diagram.

3 Sub-areas

- 3.1 The site is to consist of sub-areas 1 and 2 illustrated in Diagram 1.



3.2 Despite Section 2, the only uses permitted in sub-area 2 are Dwelling Units, and Accessory Uses which are ancillary to any principal use in sub-area 1 or sub-area 2.

3.3 Despite Section 2, Dwelling Units are not permitted in sub-area 1.

- Replace Section 3, Floor Space Ratio, with the following and re-number as 4.

4 Floor Area and Density

4.1 In sub-area 1, the total floor area must not exceed 16 444 m².

4.2 In sub-area 2, the total floor area must not exceed 14 847 m².

4.3 Computation of floor area must include:

- (a) all floors including earthen floor, having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) in the case of dwelling use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) where floors are used for off-street loading, or uses which in the opinion of the Director of Planning are similar, those floors or portions thereof so used;

- (e) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (g) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded must not exceed the lesser of 20 percent of the permitted floor space or 1 000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood;
- (h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this cause shall not apply to walls in existence prior to March 14, 2000.

4.5 The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) interior public space, including atria and other similar spaces, provided that
 - (i) the excluded area must not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area must be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (c) exterior courtyards enclosed on all sides that provide amenity or landscaped open space.

- Revise section 4, Height, as follows and re-number as 5.

5 Height

5.1 *In sub-area 1*, the maximum building height measured above the base surface is 50.0 m on Site A and 18.0 m on Site B.

5.2 In sub-area 2, the height of a building must not exceed the geodetic elevation of 74.95 m.

- Replace section 5, Off-street Parking and Loading, with the following and re-number as 6.

6 Parking, Loading and Bicycle Spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

- Re-number section 6, Acoustics, as 7.

* * * * *

101 Hastings Street (Woodwards)
DRAFT AMENDMENT TO CD-1 BY-LAW NO. 9275 (REFERENCE #450)

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

- Revise Section 4, Density, to reduce the floor space ratio by the amount of amenity bonus floor space being transferred to 711 West Broadway.

* * * * *

711 West Broadway & 700 West 8th Avenue

PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the Public Hearing to the satisfaction of the Director of Legal Services.

A) PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) THAT the proposed Form of Development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received Planning Department, June 20, 2007", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this Form of Development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the Form of Development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall consider the following conditions:

Design Development

Holiday Inn (Sub-area 1)

- i) design development to provide comprehensively designed and integrated weather protection along the entire frontage of existing hotel, extending to the maximum considered appropriate over the sidewalk, including more generous coverage at the West Broadway and Heather Street corner, for pedestrian comfort;
- ii) design development to entire existing podium façade to better integrate and comprehensively upgrade its architectural appearance;
- iii) design development to enhance the quality and appearance of both the public sidewalk and all the materials (driving surface, walls, lighting, etc.) of the porte cochère and parkade entrance areas, to improve the public realm on Broadway and add pedestrian interest;

Development Site (Sub-area 2)

- iv) design development to detailing of "green walls" and green roofs to ensure their success for healthy growth of vegetation;

Crime Prevention Through Environmental Design (CPTED)

- v) design development to take into consideration the principles of CPTED, having particular regard for:
 - separation between residential and hotel functions;
 - reducing opportunities for mischief in alcoves and exit stairs;

Landscape Design

- vi) design development of the townhouse front entries at the street level of West 8th Avenue with an adequate setback of soft landscaping from the front property line;
- Note to Applicant: The townhouse front entries should be well landscaped to complement the landscaped yards on the north side of West 8th Avenue (across the street). Provide plantings in-ground or in planters around private entries.
- vii) design development of the landscaping of the City setback of West 8th Avenue to the satisfaction of the General Manager of Engineering Services;
- Note to Applicant: Plantings provided on the back boulevard should be comprised of a layered low planting mature height and width not to exceed 3'-0" by 3'-0" with a minimum 1'-0" lawn strip adjacent to the public sidewalk. New tree plantings on City property should be discussed with Streets Engineering prior to filing of the Development Permit application, contact Kevin Cavell at 604-873-7778.
- viii) new street trees to be provided adjacent to the development site on West 8th Avenue and Heather Street and illustrated on the Landscape Plan, to be confirmed prior to issuance of the Building Permit;
- Note to Applicant: Contact Eileen Curran, Streets Engineering at 604-871-6131 to confirm tree planting locations and Park Board at 604-257-8587 for tree species selection and planting requirements. Provide a notation on the Landscape Plan. Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion.
- ix) provide an up-to-date legal survey illustrating the following information:
- Existing trees 20 cm calliper or greater on the development site;
 - The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;
- x) provide, at the development permit stage, a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan is to be at 1:100 (1/8"=1'-0") scale;
- xi) provide section details at a minimum scale of 1/4"=1'-0' scale to illustrate proposed landscape elements including planters on building structures, benches, fences/gates, arbours and trellises, posts and walls;
- xii) provide written consent from the Park Board to remove two trees from the back boulevard of West 8th Avenue;
- xiii) provide a high-efficiency irrigation system in common landscaped areas and hose bibs in all private landscape yards;

Note to Applicant: Provide notation to this affect on the Landscape Plan. The irrigation system design and installation shall be in accordance with the Irrigation Association of BC's latest standard.

- xiv) provide notation confirming night-lighting on the Landscape Plan;

Environmental Sustainability

- xv) applicant to work with City staff through best efforts, to achieve a minimum LEED™ Silver Canada Certified standard (with a minimum target of 35 points) with full LEED™ registration and documentation or equivalency;

Engineering

- xvi) provision of a revised Transportation Impact Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, prior to issuance of the related development permit that clearly shows all turning templates for parking and loading access points and for all internal parking and loading circulations;
- xvii) design development to relocate the vehicle access from Heather Street to the lane;
Note to Applicant: Revised plans, submitted by Henriquez Partners on February 29, 2008, are included in Appendix G illustrating the relocation of the vehicle access to the lane;
- xviii) design development to improve the parking layout and circulation in the underground, and to improve the proposed ramp connection to the hotel's existing underground parkade;
Note to Applicant: The revised plans submitted on February 29, 2008 addressed many of these Engineering concerns. Drop-off and pick-up passenger areas, which also posed concerns for staff, were eliminated in the revised plans. It needs to be confirmed on the drawings submitted for development permit application that the parking layout adheres to the City of Vancouver Parking and Design Supplement.
- xix) design development to provide bicycle spaces as required by the Parking By-law;
- xx) provision of separated garbage facilities for the hotel and residential uses and clarification of pick up operations of each;
- xxi) provision of fully detailed plans, that show all connections between hotel and residential uses, is required;
- xxii) clarification that there are adequate pedestrian connections between the loading facility and residential garbage facility and the east tower;
- xxiii) provision of adequate loading bay throats and provision of turning swaths clearly indicating that all 3 loading bays can operate independently when adjacent loading bay is in use;

B) PROPOSED CONDITIONS OF BY-LAW ENACTMENT

AGREEMENTS

- (a) THAT, prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, the registered owner shall:

ENGINEERING

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- i) subdivision of PID 025-491-806, Lot 1, Block 338, DL 526, Plan BCP1280 to create a separate legal parcel for the development site;
- ii) provision for shared use of the loading facility by the residential and hotel users;
- iii) provision of adequate water service for the site;

Note to Applicant: The application does not currently provide enough details to determine the extent of upgrading. Please provide fire flow rates and related details to determine the extent of water system upgrading.

- iv) upgrading of the sanitary sewers adjacent the site to serve the proposed development;

Note to Applicant: Upgrading of the existing sanitary sewer on 8th Avenue from Heather Street to Ash Street, the existing sanitary sewer on 8th Avenue from Ash Street to the manhole 57 m east of Ash Street, and the sanitary sewer on 8th Avenue from the manhole 57 m east of Ash Street to the English Bay interceptor, all fully at the applicants expense.

- v) undergrounding of all existing and new utility services from the closest existing suitable service point;

Note to Applicant: All services, in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

AFFORDABLE HOUSING

- vi) execute agreements, satisfactory to the Director of the Housing Centre and the Director of Legal Services, ensuring the transfer of six dwelling units to the City of Vancouver for affordable rental housing to be managed by a housing co-operative under agreement with the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #358] [By-law #7648] 711 West Broadway".

711 West Broadway & 700 West 8th Avenue
URBAN DESIGN ANALYSIS

Background – As with any rezoning proposing an increase in density, the first test is to determine from an urban design standpoint if the site, within its surrounding built context and zoning, can accept the proposed additional density. In analyzing the opportunities for developing this site, staff and the applicant reviewed the Central Broadway C-3A Urban Design Guidelines (1976), examined existing development patterns in this section of the Central Broadway Corridor and assessed a number of building massing options at different densities against qualitative urban design criteria.

The C-3A Guidelines work in concert with the C-3A District Schedule which has a maximum discretionary Floor Space Ratio of 3.00, and an outright height limit of 9.2 m (30.2 ft.) which the Development Permit Board can increase if it first considers a number of criteria that address the merits and impacts of a taller building in its given site and context. The C-3A Guidelines only apply to C-3A-zoned sites. The subject site is zoned CD-1 and is currently permitted a density greater than that allowed in C-3A (4.40 vs. 3.00 FSR). Nonetheless, the intent of the Guidelines was considered in the analysis of various massing options and then the development proposal. Staff also considered existing developments along the Broadway Corridor, which exceed the C-3A density and building height, in evaluating the contextual relationship and incremental impact of additional density and height at the proposed location.

Context – Existing development along the Broadway Corridor is quite varied, ranging from one-storey commercial buildings to 20-storey office towers. Four office towers were approved in the 1970s under the previous C-2 and C-3 zoning at heights comparable or higher than the Holiday Inn. These towers are also on the north side of Broadway and, like the Holiday Inn, they are located on large lots that extend from Broadway to 8th Avenue. Unlike the Holiday Inn though, the lots were fully built such that there are no surface parking lots left over for redevelopment. The Holiday Inn is unique in this regard.

These 1970s towers, including the Holiday Inn, do cast shadows that impact the Fairview Slopes FM-1 residential district during fall, winter and spring (see Figure D1). There are also newer tower developments along the north side of Broadway, but these towers are located to the south of the lane. Their shadows impact Fairview Slopes only during winter. Newer development north of the lane, along 8th Avenue, has generally adhered to C-3A's density limit and to the C-3A Guidelines.

So, apart from a number of significantly tall 1970s buildings, the recent development pattern along the Broadway Corridor has generally respected the guideline of stepping down building heights from Broadway to 8th Avenue, and not contributed substantially to increased shadowing of the FM-1 District, except during winter.

Existing towers in vicinity – 50 to 79 m tall (164 to 258 ft.)

	Address	Building Name	Use	Year Open	Building Height		
					Storeys	Feet	Metres
(a)	601 West Broadway	Broadway Plaza	office	1980	13	168	51*
(b)	675 West 10th Ave.	BC Cancer Foundation	office, labs	2005	15	181	55
(c)	711 West Broadway	Holiday Inn	hotel	1974	17	164	50
(d)	750 West Broadway	Fairmont Medical Bldg.	office	1960	14	184	56*
(e)	777 West Broadway	777 West Broadway	office	1988	12	171	52
(f)	805 West Broadway	Medical Dental Centre	office	1974	20	258	79*

*building heights obtained from Emporis.com

Adjacent Residential Developments

(x)	2438 Heather St.	Grand Heather Gardens	residential	1991	5	45	14
(y)	717 West 8th Ave.	Heritage Housing Co-op	residential	1986	3	35	11
(z)	788 West 8th Ave.	condominium	residential	1990	4	40	12

Figure D1 – Significant existing development in vicinity showing the Holiday Inn and five other comparable towers. Also illustrated are shadows cast by towers during April near noontime.



Terracing of the Proposed Building Form – Section 7.4 of the C-3A Guidelines states that buildings on the north slope of Broadway should be sized and shaped to minimize the shadow effect on adjacent communities to the north. Terracing of the building form is illustrated as the means to achieve this. The proposed development responds by positioning its tallest element to coincide with shadows already cast by the Holiday Inn and carefully terracing the building massing to minimize any additional shadow. The building terraces down from 17 storeys directly north of the Holiday Inn tower, to 11 storeys on the west side of the site, down to 5- and 3-storey sections along 8th Avenue, and 7- and 5-storey sections along Heather Street. (See terracing in Figures D2, D3 and D4.)

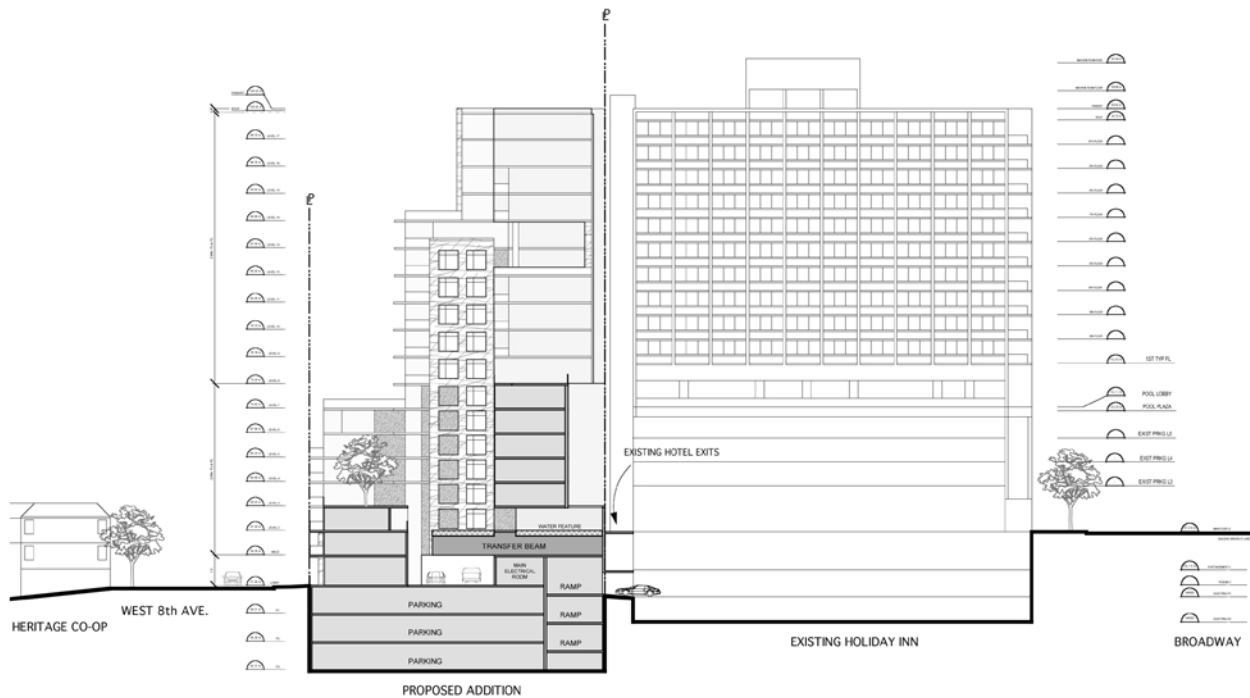
Figure D2 – View from northwest of proposed development and Holiday Inn



Figure D3 – View from northeast showing Heather Street and 8th Avenue



Figure D4 — Section B-B through proposed development from 8th Avenue to Broadway
(See Appendix G, page 7 for section lines and page 8 for Section A-A)



Shadow Impact of Proposed Building Form — The applicant provided shadow studies of the proposed development during summer solstice and during spring/fall (March 21st and September 21st) equinox. At the request of the Heritage Co-op across 8th Avenue from the development site, they also provided a study during winter solstice, although staff do not typically consider winter shadowing because the impacts are usually too severe with even one- and two-storey building forms.

The existing Holiday Inn tower, at 17 storeys, already creates a large shadow that impacts the surroundings. The studies show the incremental effect on shadowing with the addition of the proposed development. During the summer solstice, the Holiday Inn's shadow falls mostly on the surface parking lot to the north. With the proposed development, the summer shadow extends into the street, but it does not extend onto the existing developments across the street. There would be no incremental impact at that time of the year.

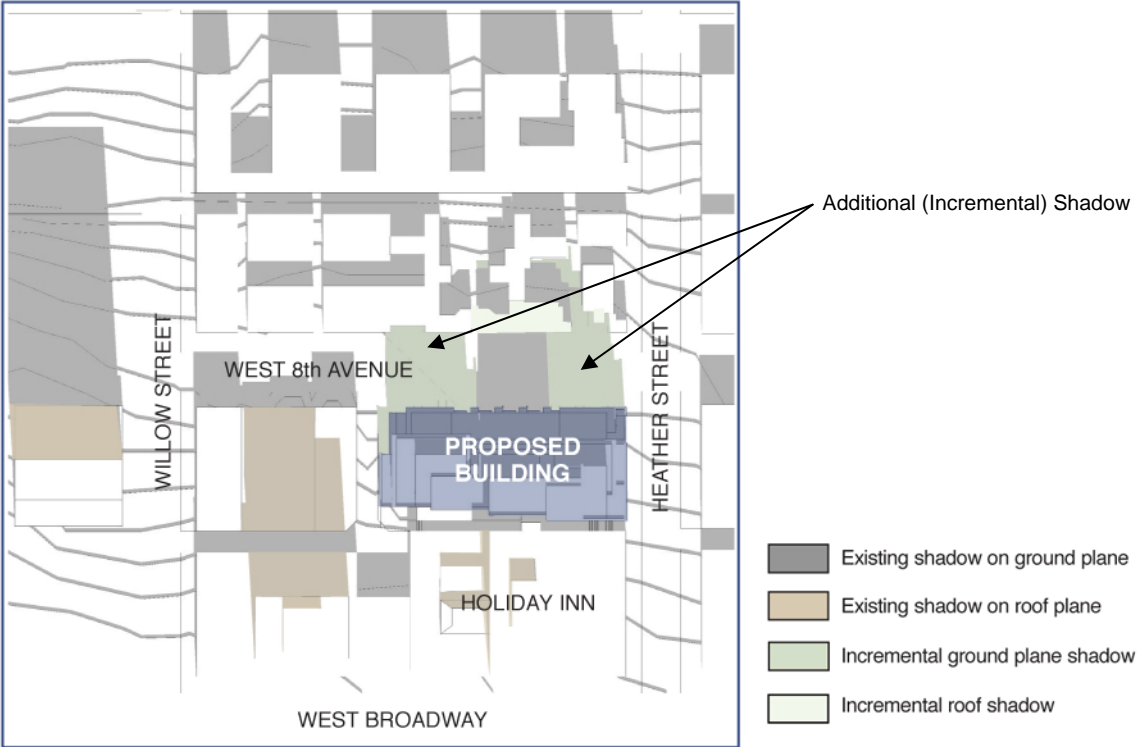
During spring and fall equinox the Holiday Inn's present shadow is cast on the front (8th Avenue) façade of the buildings across the street, including the Heritage Co-op (see Figures D5, D6 and D7). This long shadow traces across the façade throughout the day such that there are periods when parts are in sunlight. Adding the shadow of the proposed development, the periods of sunlight reaching the façade reduce significantly. Some parts of the building façade that currently receive sunlight during the equinox would receive none at all. However, the impact of the equinox shadow would not extend past the front façade. The interior courtyard areas within the block would not be affected. For the Heritage Co-op, by 2:00 p.m. their westerly front façade has emerged from shadow, gaining sun access through the remainder of the afternoon.

Figure D5 – Shadow at 10:00 a.m. during equinox (March 21st and September 21st)



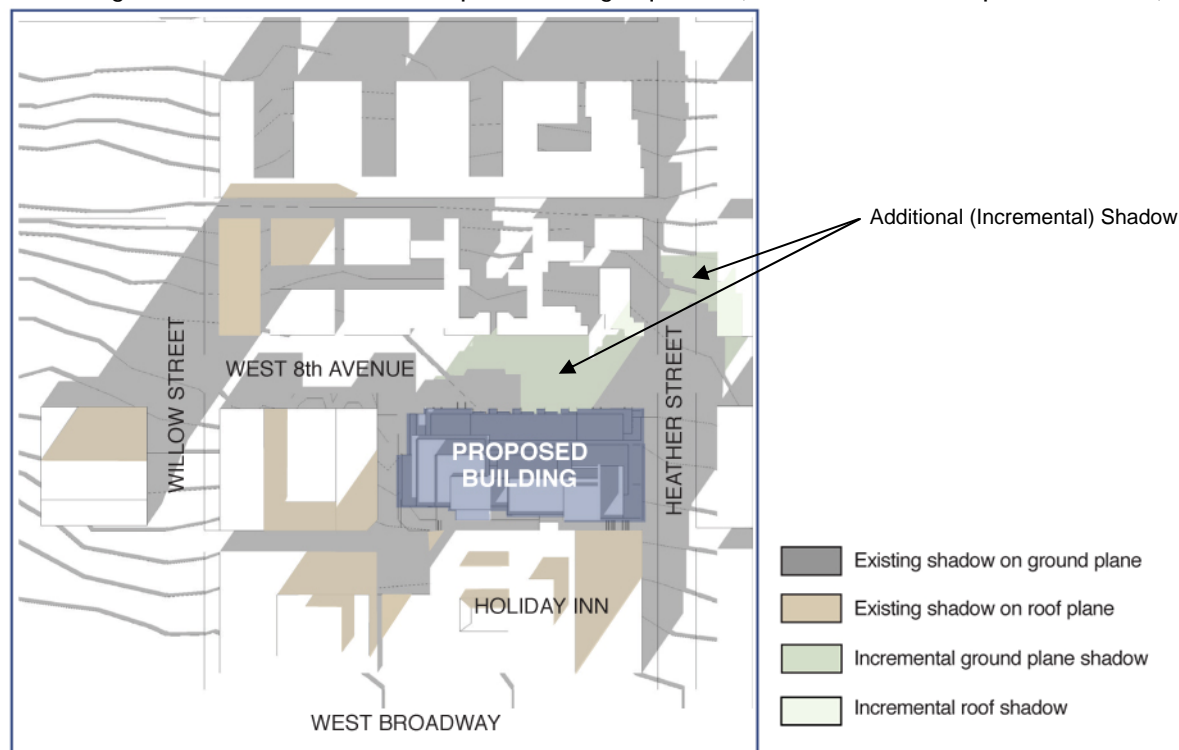
10:00 AM MARCH 21 AND SEPT 21

Figure D6 – Shadow at 12:00 noon during equinox (March 21st and September 21st)



12:00 NOON MARCH 21 AND SEPT 21

Figure D7 – Shadow at 2:00 p.m. during equinox (March 21st and September 21st)



2:00 PM MARCH 21 AND SEPT 21

During the winter solstice, when the shadows of all buildings are very long, Fairview Slopes is highly impacted. Most street and courtyard ground planes are completely shaded. Units in the front of the Heritage Co-op near Heather Street do receive some sunlight during the winter morning, as do some of the upper-level units in the courtyard at various times of the day. The effect of the proposed development is to add more long shadow that may diminish some of these existing sunlight opportunities for courtyard units, although Heather-fronting units would not be further impacted.

To summarize, the proposed building massing has been designed to stay within the existing shadow of the Holiday Inn tower as much as possible, and to terrace down to 8th Avenue in such a way that minimizes the shadow impact on nearby residential developments. The amount of sunlight reaching the front façade of the buildings on the north side of 8th Avenue would be reduced during spring and fall equinox, with no impact to these façades during the summer. Winter sunlight is already quite limited and would be further reduced. On balance, staff consider these shadow impacts to be acceptable in the context of existing and future development potential, and given other urban design benefits of the proposal.

Conclusion – In summary, staff support the proposed Form of Development as an inventive and contextually sensitive building form that is carefully massed so as to minimize view, shadow and scale impacts. Its carefully considered massing integrates the additional density in a form that overall will enhance, rather than compromise, the surrounding context.

* * * * *

711 West Broadway & 700 West 8th Avenue
ADDITIONAL INFORMATION

1. **Comments of the General Manager of Engineering Services**

Engineering Services reviewed the application and, in a memo dated May 10, 2008, the Projects Engineer stated that Engineering Services has no objection to the proposed rezoning provided that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report. These have been inserted in Appendix C as design development conditions (A)(b)(xvi) to (xxiii) and agreements (B)(a)(i) to (vi).

2. **Urban Design Panel** – The Urban Design Panel reviewed this proposal on November 7, 2007. The minutes of this review follow:

EVALUATION: SUPPORT (9-1)

Introduction: Michael Naylor, Rezoning Planner, noted that the application was to amend the existing CD-1 zoning for the site located on the corner of West 8th Avenue and Heather Street. The site was rezoning from C3-A to CD-1 in 1996 with the purpose of allowing for residential development. The current application is looking for a change in the FSR on Lot B from 2.35 to 6.16 and the mechanism by which this would happen is through a transfer of bonus density from the Woodward's site.

Ralph Segal, Development Planner described the background regarding the overall urban design objectives for the Broadway Corridor. He noted that the guidelines suggest buildings in Fairview Slopes should terrace down the slope. From a staff perspective, this proposal is being presented as a very green building with the terracing prominently portrayed in the massing. Mr. Segal noted that there will be some improvements incorporated into the Holiday Inn as well to the Broadway sidewalk with respect to glass rain protection, surface treatments and green walls.

Advice from the Panel on this application is sought on the following:

- Whether the proposed land use, density and height is supportable;
- Whether the proposed built form is appropriate within the surrounding context of the Broadway Corridor and West 8th Avenue;
- The quality and scale of the public realm interface on West 8th Avenue and Heather Street; and
- The proposed built expansion.

Mr. Naylor and Mr. Segal took questions from the Panel.

Applicant's Introductory Comments: Gregory Henriquez, Architect, further described the project noting the design was an attempt to deal with a very difficult site. He added that because of the complexities of the site, the proposal is a perfect example of how to use EcoDensity in a thoughtful way to mitigate some hard urban design problems. Mr. Henriquez stated that they are proposing geo-thermal for the site and have hired a consultant.

Ross Dixon, Landscape Architect, described the landscape plans for the project noting the green walls, bamboo planting along Heather Street, and the pool in the courtyard which may be used to collect water for irrigation.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider increasing the height of the project over the height of the Holiday Inn; and
- Consider design development to the townhouse interface to the street.

Related Commentary: The Panel supported the proposal noting that the project was a precedent for future development and were impressed by the approach the architect has taken with the design.

The Panel supported the land use, height and density with several Panel members noting the density along Fairview slopes is low in terms of residential use and could be increased. One Panel member did not support the density and thought the project wasn't right for the area. The Panel supported an increase in the height at the centre of the project in front of the Holiday Inn as they thought the project could go higher than the hotel. One Panel member thought there could be some modification of the upper form in the northeast corner of the site to balance the mass between the east and west sides of the building.

The Panel thought the green walls were also supportable and made for a sustainable measure in the project. One Panel member urged the applicant to use a cistern to irrigate the green walls. One Panel member stated that the building did not need air conditioning as it won't have a south façade and will have deep balconies. It was suggested to not use geo-thermal and use the money to make the façades even better. Also, one Panel member has some concerns regarding the concrete extensions as this might make the suites cold in the winter on the north side of the building.

The Panel thought the balconies were the most successful elements of the architecture and hoped the applicant would not be restricted on the size of the balconies. One Panel member suggested adding even more gardens in the project and several Panel members suggested making the balconies as big as possible.

The Panel thought there was a lot of quality and scale in the public realm although several Panel members thought the relationship the townhouses will have to the street was abrupt and needed some design development. The Panel thought the streetscape along West 8th Avenue was interesting and well designed.

The one concern the Panel had was how the building fits into the context in the neighbourhood. They noted that the project will transform the area as it is the first building of its kind. In some ways the complexity of form seems like it would be better suited to SEFC, in the downtown core or Gastown where it would fit an urban context where you get tight, interesting spatial conditions.

The Panel did agree that the three-dimensional, sculptural building would be visible from the Cambie Street Bridge and downtown and recommended that the applicant consider this view as the massing is developed.

Applicant's Response: Mr. Henriquez, thanked the panel stating that he appreciated all the thoughtful advice.

3. Comments - Building Code Specialist

The Building Processing Centre provided the following comments on October 16, 2007.

The following issues were noted regarding 2007 Building By-law compliance:

- Egress from multi-level units #5 and #6 does not comply with Article 3.3.4.4 of the Vancouver Building By-law.
- On sheet A1.04, it appears that the southwest exit stair that serves both the residential floor levels and the parking garage is non-conforming due to the following deficiencies; (a) a garbage room opens onto the exit corridor in contravention of Sentence 3.4.4.4.(8) of the Building By-law, (b) the exit corridor between the stairwell and the exterior of the building must not pass through the garbage room, and (c) if it is intended that exiting between the stairwell and the exterior of the building pass through the residential lobby, the lobby must be shown as an exit lobby and conform to Article 3.4.4.2 of the Building By-law.

4. Comments - Environmental Health

The Environmental Health Division of Vancouver Coastal Health reviewed this rezoning application and provided the following comments on July 27, 2007:

"The Noise Control By-law requires amendment at the time of enactment of Zoning By-law to include this CD-1 in Schedule B."

5. Comments of the Applicant

The applicant was provided with a draft copy of this report on May 22, 2008 and provided the following comment:

"Thank you for providing us with a chance to review this report before it is submitted. I believe the report is thorough and comprehensive and presents a fair analysis of the application."

The applicant noted a few minor clarifications and discrepancies concerning the development statistics, the draft by-law provisions and the rezoning conditions. Staff responded to the comments raised and adjusted the report as needed.

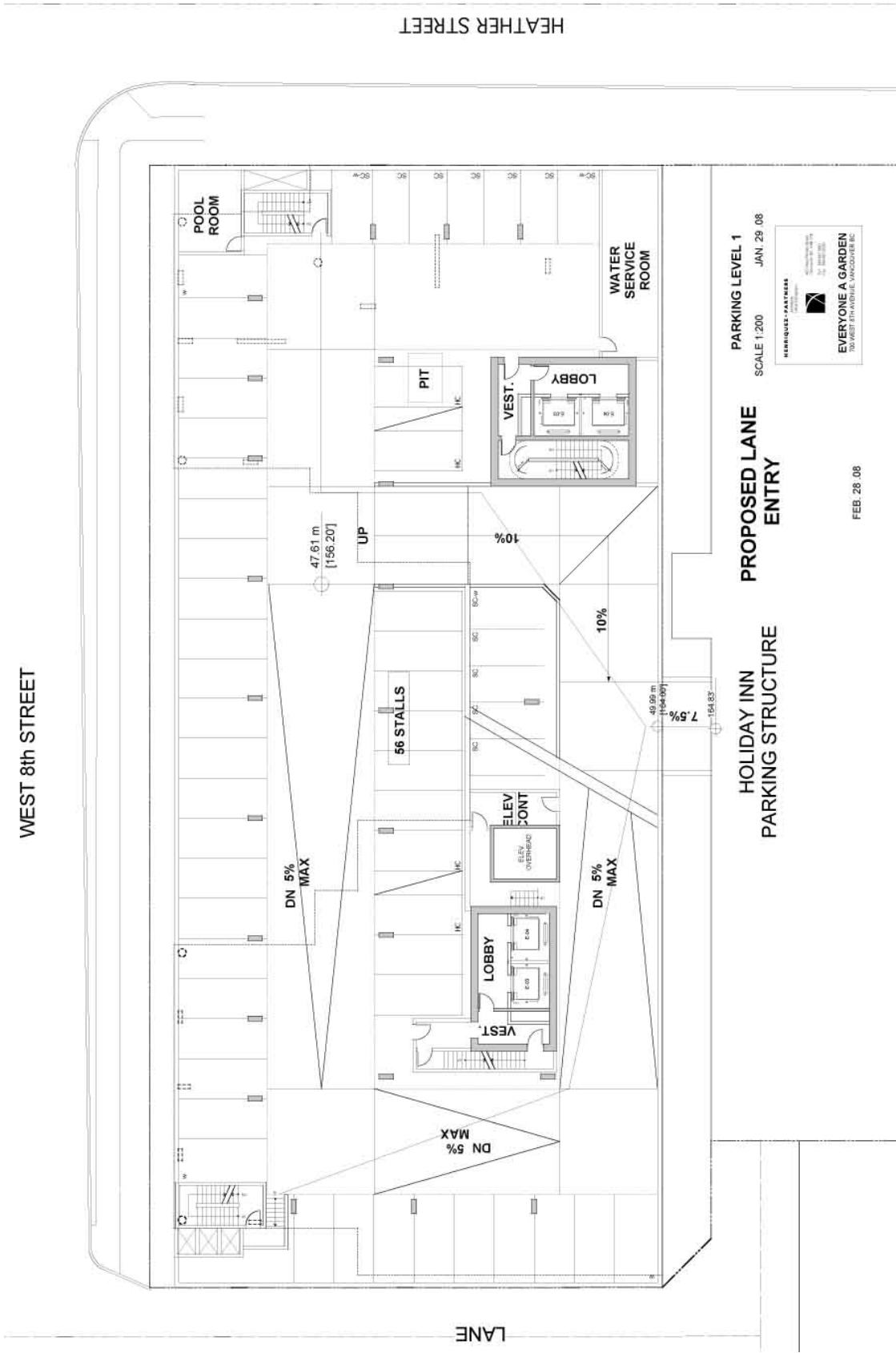
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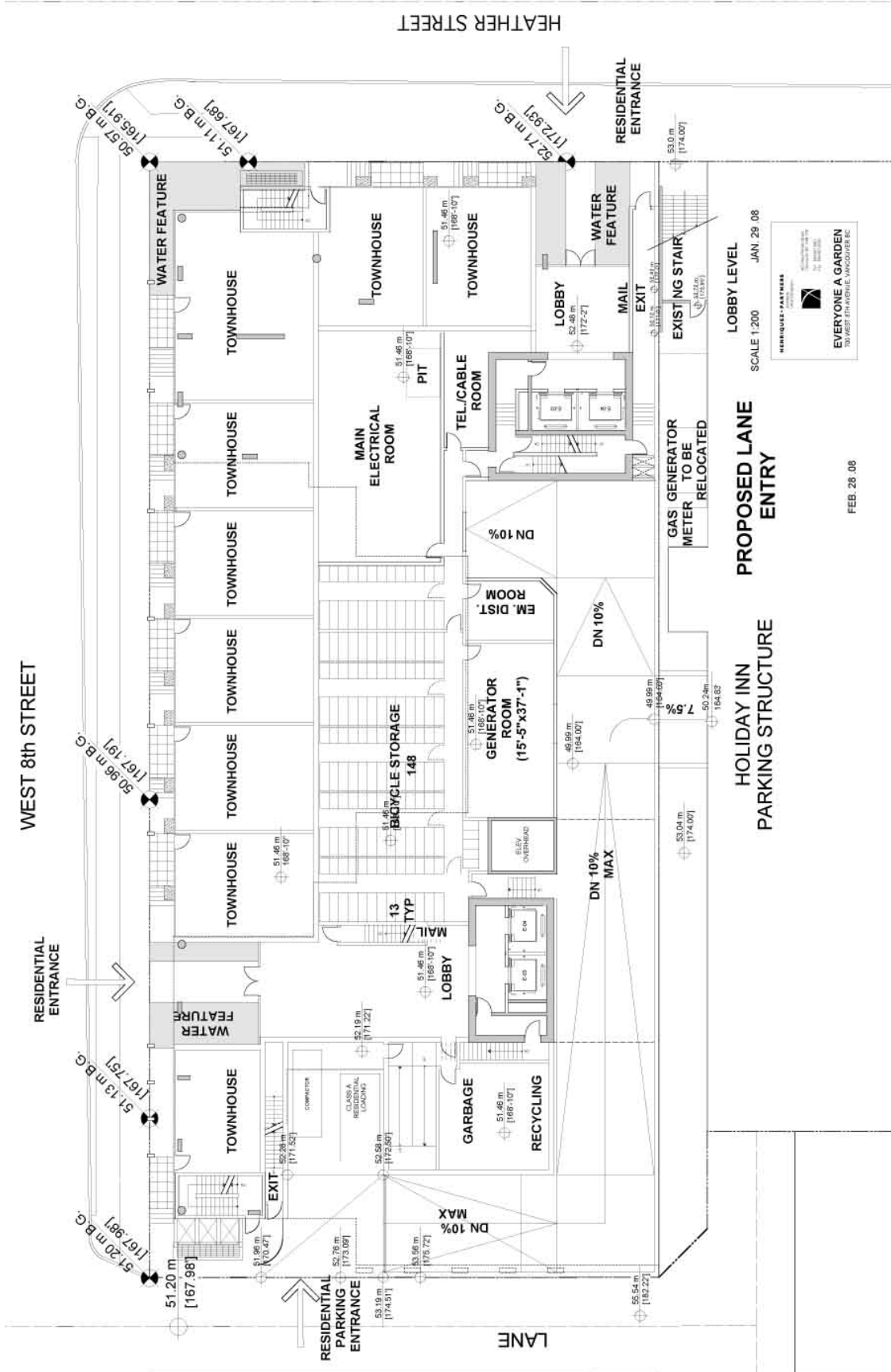
711 West Broadway & 700 West 8th Avenue
FORM OF DEVELOPMENT



Site (above) and proposed development (below) from 8th Ave. and Heather St.

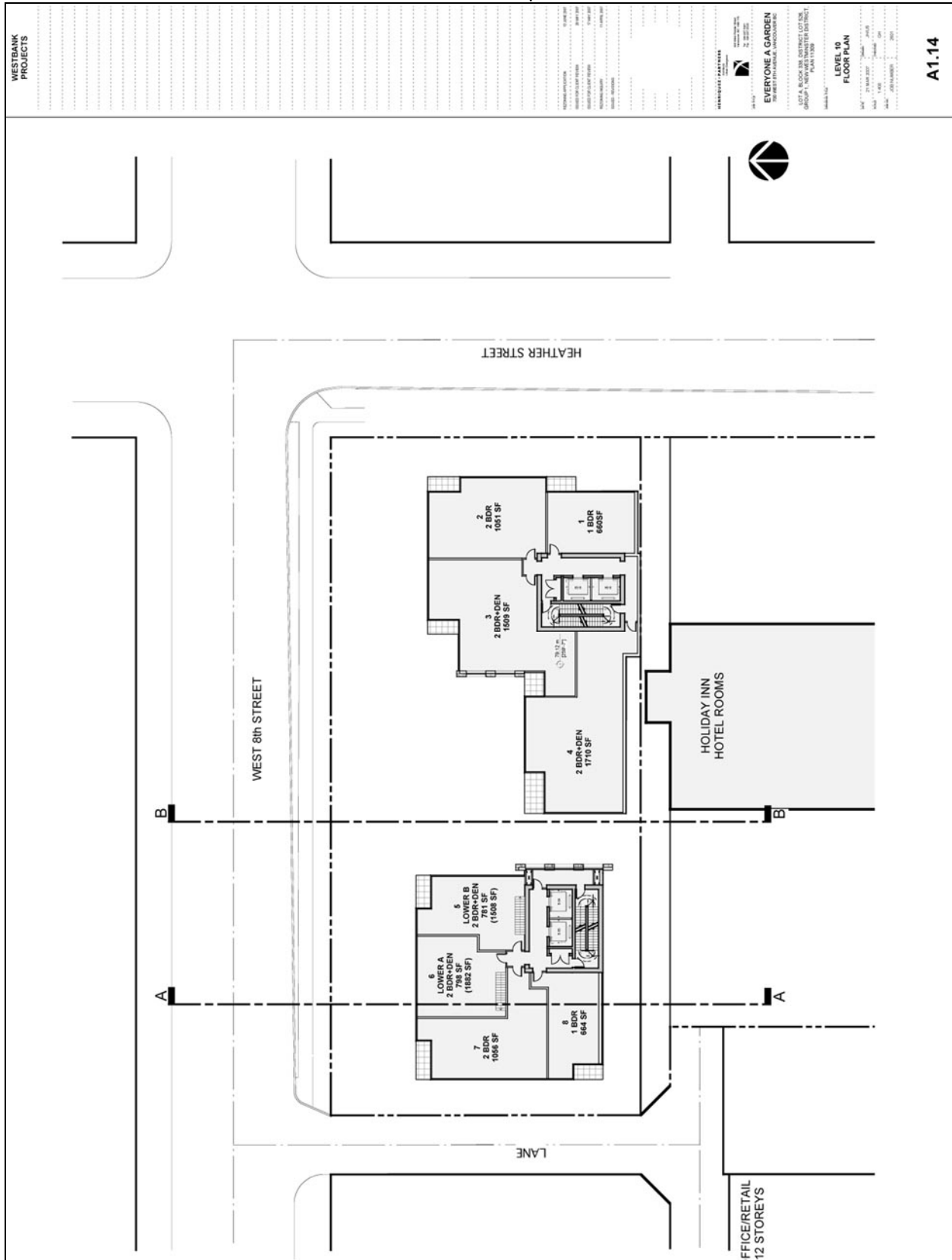




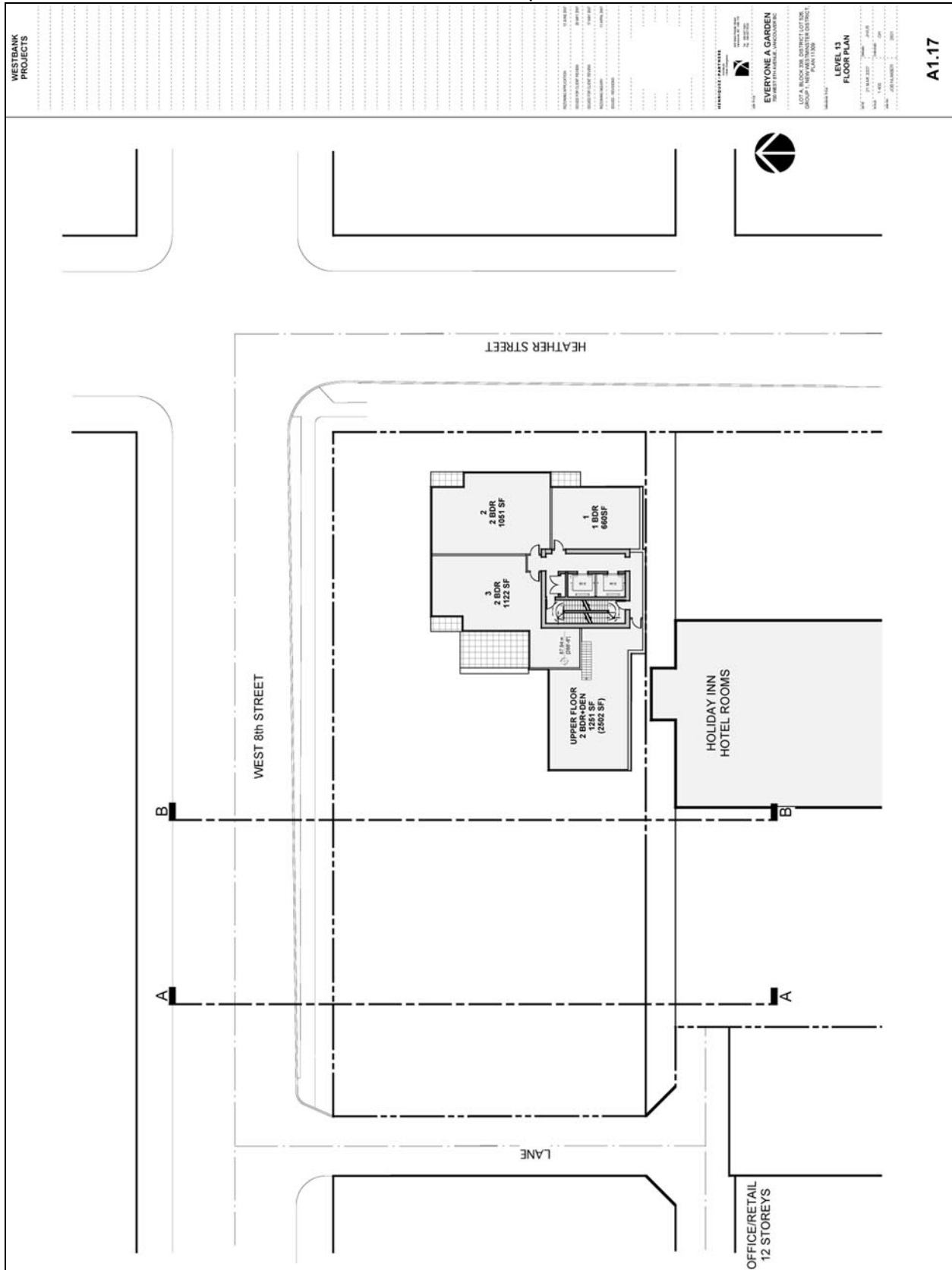


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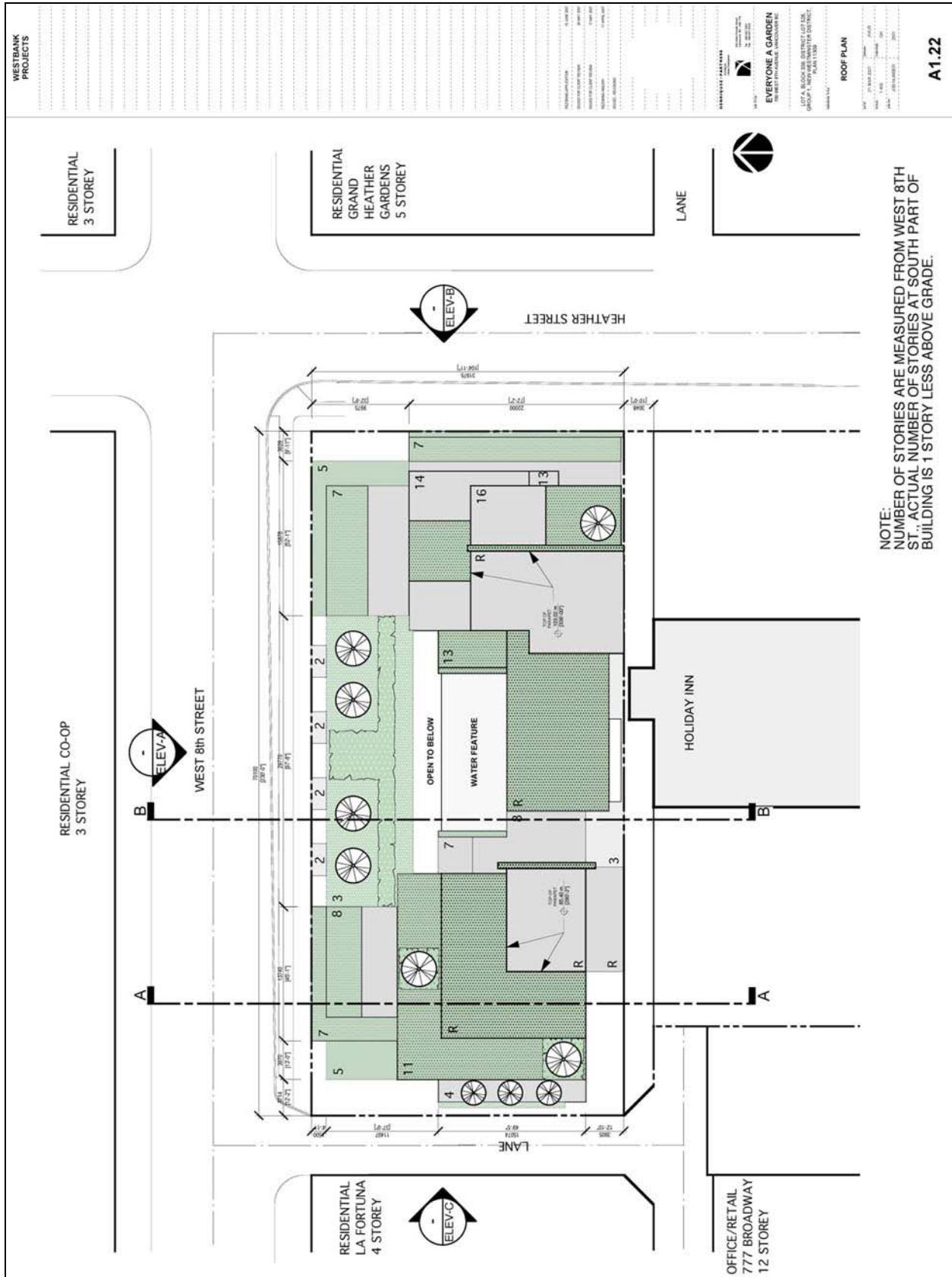
Level 10 floor plan



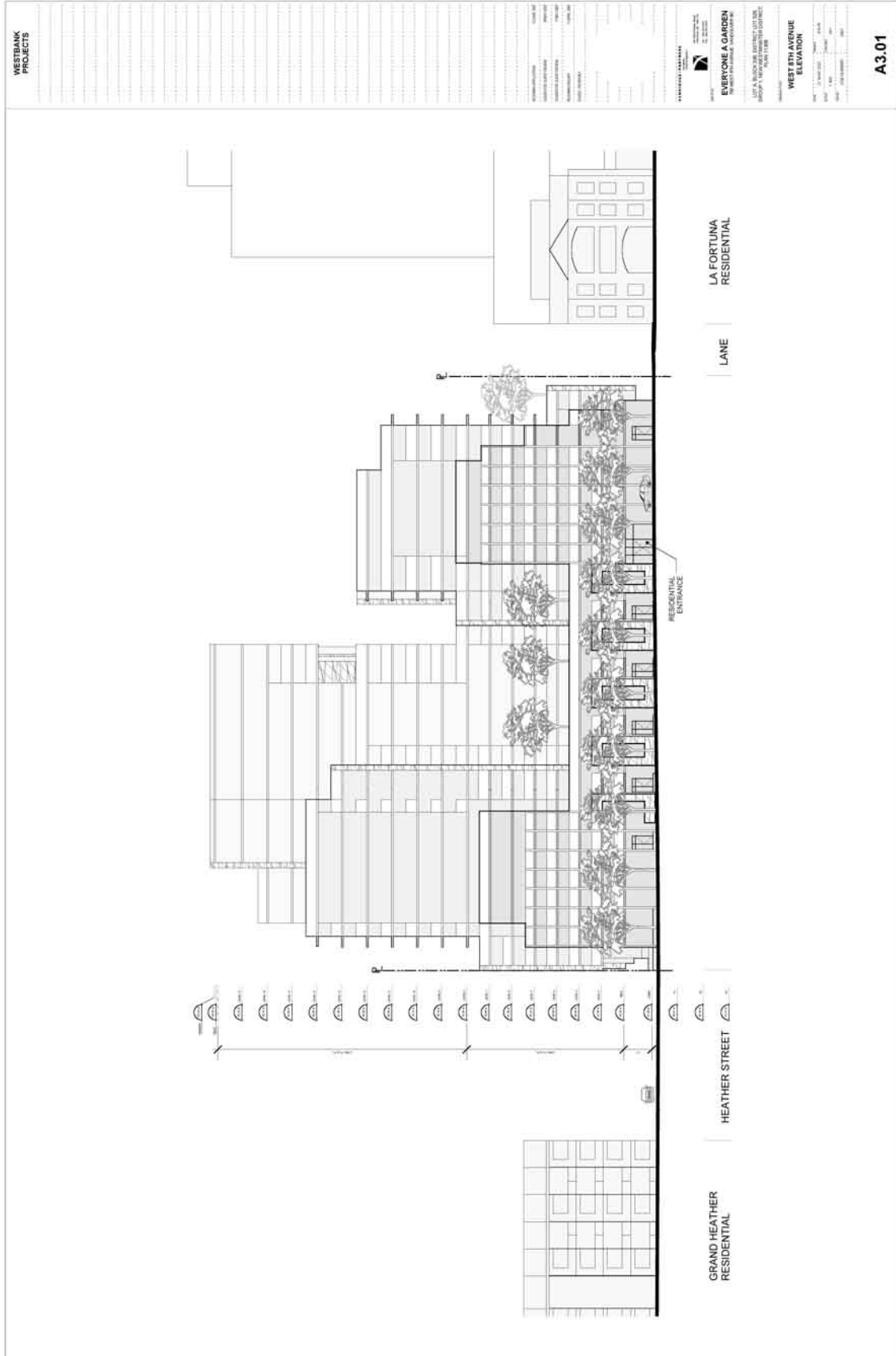
Level 13 floor plan

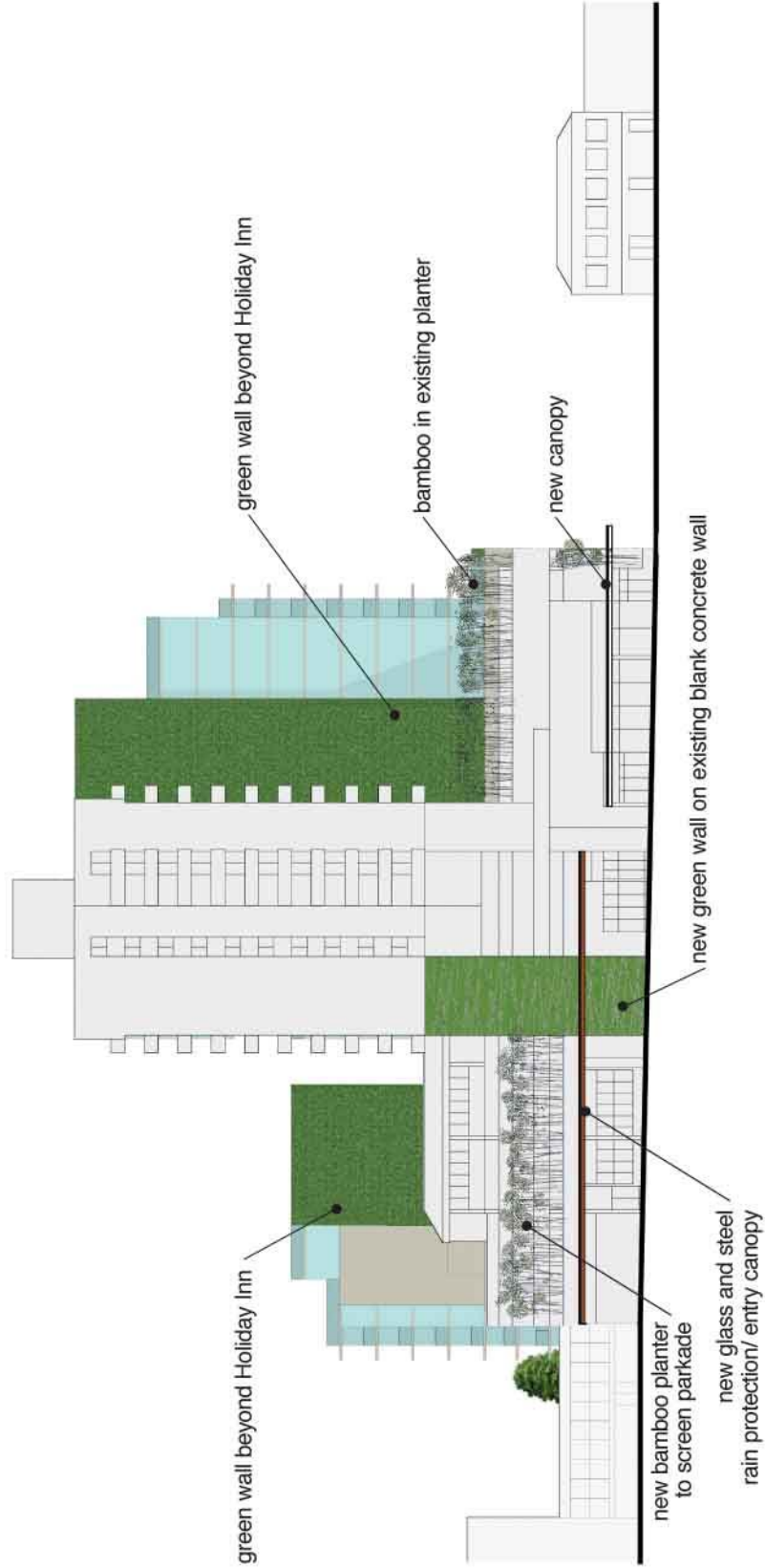


Roof Plan



NOTE:
NUMBER OF STORIES ARE MEASURED FROM WEST 8TH ST. ACTUAL NUMBER OF STORIES AT SOUTH PART OF BUILDING IS 1 STORY LESS ABOVE GRADE.





Elevation along West Broadway

711 West Broadway & 700 West 8th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	711 West Broadway
Legal Description	PID: 025-491-806 Lot 1, Block 338, District Lot 526, Group 1, New Westminster Plan BCP1280
Applicant	Gregory Henriquez
Architect	Henriquez Partners
Property Owner	Peterson Investment Group (Holiday Inn)
Developer	Westbank Projects Corp.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	4 958 m ² (53,369 sq. ft.)	none	4 958 m ² (53,369 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-1	CD-1 amended	
USES	Site A: Hotel, Casino - Class 1, and various other commercial uses Site B: Dwelling Units, Community Centre or Neighbourhood House, Hotel (up to 2.02 FSR), Hall, Accessory Uses	Sub-area 1 (Site A): same uses as in existing CD-1 By-law Sub-area 2 (Site B): Dwelling Units, Accessory Uses	
DWELLING UNITS	9 townhouses proposed in hotel option	122 units	
MAX. FLOOR AREA	Site A: 16 764 m ² (180,452 sq. ft.) Site B: 5 113 m ² (55,044 sq. ft.)	Sub-area 1: 16 444 m ² (177,008 sq. ft.) Sub-area 2: 14 847 m ² (159,812 sq. ft.)	
MAX. FLOOR SPACE RATIO	4.40 FSR	6.31 FSR	
MAXIMUM HEIGHT	Site A: 50 m (164 ft.) & Site B: 18 m (59 ft.) above base surface	Sub-area 1: 50 m above base surface Sub-area 2: 74.95 m above sea level	
MAX. NO. OF STOREYS	Site A: 17 Site B: 4	17	
PARKING SPACES	Site A: 225 Site B: per Parking By-law	Sub-area 1: 220 Sub-area 2: per Parking By-law	